

035.0

0002

0024.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

744,000 / 744,000

USE VALUE:

744,000 / 744,000

ASSESSED:

744,000 / 744,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
28		GARDNER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHOW GINNIE	
Owner 2:	
Owner 3:	

Street 1: 6 WHIPPOORWILL LN	
Street 2:	

Twn/City: WALPOLE	
St/Prov: MA	Cntry:
Postal: 02081	Type:

PREVIOUS OWNER
Owner 1: GEARIN FLORENCE M -
Owner 2: -
Street 1: 26 GARDNER ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 6,019 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1890, having primarily Aluminum Exterior and 1643 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS
Item
Code
Description
%
Item
Code
Description
Z
R1
SINGLE FA
100
water
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Sewer
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Electri
Census:
Flood Haz:
D
Topo
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Street
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Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6019		Sq. Ft.	Site		0	64.	1.00	3									384,365						384,400	

Total AC/HA: 0.13818

Total SF/SM: 6019

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 384,365

Spl Credit

Total: 384,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size	Entered Lot Size
Total Land:	Total Land:
Land Unit Type:	Land Unit Type:
04/10/17	04/10/17
12/18/2019	12/18/2019
1/3/2019	1/3/2019
12/20/2017	12/20/2017
1/4/2016	1/4/2016
12/11/2014	12/11/2014
12/16/2013	12/16/2013
12/13/2012	12/13/2012
2862!	2862!
PRINT	PRINT
Date	Date
12/10/20	12/10/20
18:12:28	18:12:28
LAST REV	LAST REV
Date	Date
05/08/18	05/08/18
11:52:31	11:52:31
ekelly	ekelly
2862	2862
ASR Map:	ASR Map:
Fact Dist:	Fact Dist:
Reval Dist:	Reval Dist:
Year:	Year:
LandReason:	LandReason:
BldReason:	BldReason:
CivilDistrict:	CivilDistrict:
Ratio:	Ratio:

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2012	1056	Manual	2,900					INSULATE WALLS W/
11/7/2000	868	Porch	4,200	C				REPLACE 1ST FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2017	Measured	DGM	D Mann
4/10/2017	Left Notice	DGM	D Mann
8/17/2012	MLS	EMK	Ellen K
4/3/2009	Meas/Inspect	189	PATRIOT
3/2/2000	Mailer Sent		
3/2/2000	Measured	197	PATRIOT
8/10/1993		AS	
Sign:	VERIFICATION OF VISIT NOT DATA		

